



£1,500,000 guide price

White Lodge, Rodmell, East Sussex, BN7 3HD

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Overview...

A superb opportunity to purchase this fantastic 5 Double Bedroom architect designed residence. The 2,566 sq ft detached home is situated in the popular and sought after village of Rodmell, offering breathtaking Downland views.

Situated on a generous plot of a South Westerly aspect, this individually designed home has been finished to the highest of standards boasting many architectural features such as vaulted ceilings, a bespoke staircase and a superb Terrace which takes full advantage of the stunning views.

Inside the accommodation comprises of an Open Plan Living Kitchen Day Room which features two sets of tri-fold doors that lead onto the garden, a separate Utility Room and Cloakroom. There are also 2 Ground Floor Double Bedrooms which share a stunning EnSuite Bathroom featuring a glass bath.

Upstairs we find a generously sized Living Room with feature fireplace, vaulted ceiling and tri-fold doors to a 26ft Terrace. There are 3 further double bedrooms each with Downland Views, a modern Family Bathroom and a gorgeous EnSuite Shower Room.

Outside there is an extensive Garden of a desirable South Westerly aspect, ample Off Street Parking, a Garage and Workshop.



The property...

Entrance Hall- An impressive entrance and true to the original architecture featuring exposed brick walls with a floating staircase leading to the first floor. Polished tiled floors and floor to ceiling windows to the front. Doors to ground floor bedrooms and steps lead up to;

Open Plan Living Kitchen Day Room

Living Area- Open plan to the Kitchen Dining Areas and featuring the same polished tiled floor and recessed spotlights which create a seamless flow between spaces. The room boasts tri-fold doors which open to the garden and provide fantastic views of the South Downs. Fitted cupboard.

Kitchen Dining Area- A superb Kitchen finished in a timeless white gloss and complimented by contrasting orange worksurfaces offering a splash of colour to the room. The triple aspect kitchen features an array of cupboards and drawers and enjoys views to the front over the Southdowns and tri-fold doors to the rear provide access to the garden and views which reach the countryside beyond. There is a door providing side access with immediate access to a Boot Room/Cupboard.

Utility Room- Swing door, modern fitted kitchen cupboards and space for appliances. Door to;

Ground Floor Cloakroom- Modern white suite comprising of wc and wash hand basin.

Ground Floor Bedroom/Study- A generously sized room measuring over 19ft. The dual aspect makes the room light and bright and enjoys views over the garden. Door to Jack and Jill EnSuite Bathroom.

Ground Floor Bedroom- A comfortable double bedroom featuring fitted wardrobes and tri-fold doors which lead into the garden. Door to Jack and Jill EnSuite Bathroom.



The property...

Ground Floor EnSuite Bathroom - A simply stunning bathroom featuring a glass freestanding bath positioned to make the most of the views of the South Downs National Park. The suite includes a generously sized shower enclosure with rainfall shower head and fixed glass screen, a wc and wash hand basin set into a vanity unit. Modern tiled walls and floor. Floor to ceiling windows. Jack and Jill access to both ground floor bedrooms.

First Floor Landing- Picture windows to the front and side which flood the space with natural light and provide enviable views. The split level landing opens to the Living Room and three steps divide the landing from the bedroom accommodation.

Living Room- An amazing reception room boasting a vaulted ceiling and an impressive fireplace which features openings from three sides. The triple aspect room with filled with an abundance of natural light and tri-fold doors open to an impressive 26ft Terrace. The room boats cathedral windows and enjoys magnificent views of the local countryside and South Downs.

Terrace- Measuring an enviable 26ft this wonderful addition compliments the original architecture of the property and provides a superb space to entertain and to enjoy the uninterrupted views of the local countryside and South Downs.

Family Bathroom- Modern white suite comprising of a bath with shower over and glass screen door, wc and wash hand basin. Modern tiled walls and floor.

Bedroom- A comfortable double bedroom with far reaching views to the front.

Bedroom- Another double bedroom, but presented as a Dressing Room with far reaching views to the front.

Bedroom- A great bedroom featuring an entire wall of fitted wardrobes and boasting a Juliet Balcony with far reaching views of the South Downs. Pocket door to;

EnSuite- A stunning recently modernised Shower Room featuring a generously sized shower enclosure with rainfall shower head, wc and designer wash hand basin.





Outside...

Rear Garden- Measuring just under an acre, the South Westerly facing rear garden, which backs directly onto fields. The garden is mostly laid to lawn and features a number of beautiful mature trees and a selection of flowering fruit trees which offer areas of shade and speckled sun. Within the garden there is a paved patio surrounded by well stocked raised flower beds and a modern decked terrace situated under a pergola. The garden is a fantastic addition to the home being of a more than generous size and offering some splendid views of the local countryside and the South Downs.

Garage and Workshop- Located at the end of the rear garden and accessed via five bar gates along the farm track alongside the property. The detached garage has a separate but adjoining workshop with power points and light and a window. Being detached does potentially allow for further development, perhaps into a Home Office. Studio or Annexe Accommodation subject to the necessary permissions and consents.

Parking- There is ample Off Street Parking located at the front of the property and also space in front of the garage.

Title - Freehold - EPC Rating - D - Council Tax Band - G

Oil Fired Central Heating - Modern Double Glazing - Recently replaced Exterior Cladding and Insulation



Location...

White Lodge is located in the beautiful village of Rodmell which lies at the foot of South Downs and falls within the South Downs National Park.

Rodmell features a popular Public House, the Abergavenny Arms, which focuses on dining and is home to the former country home of Virginia Wolfe know managed by the National Trust. Rodmell is also home to a number of clubs and activities many of which are found at the Village Hall, these include, children's clubs but also Yoga and Pilates, a Horticultural Society, Book Group and Coffee Club. Rodmell even boasts its own Cricket Club.

The area is of course famed for its plentiful scenic walks including the South Downs Way right on the properties doorstep, but also those along the nearby River Ouse.

Lewes is just 4 miles away (source Google Maps) and offers a bustling High Street with shops, restaurants and a number of popular public houses. Lewes also provides an excellent choice of schools catering for all ages and the nearby village of Kingston also offers an excellent primary school. Lewes is also home to The Depot Cinema and The Pells Open Air Swimming Pool as well as a leisure centre with indoor pool and gym.



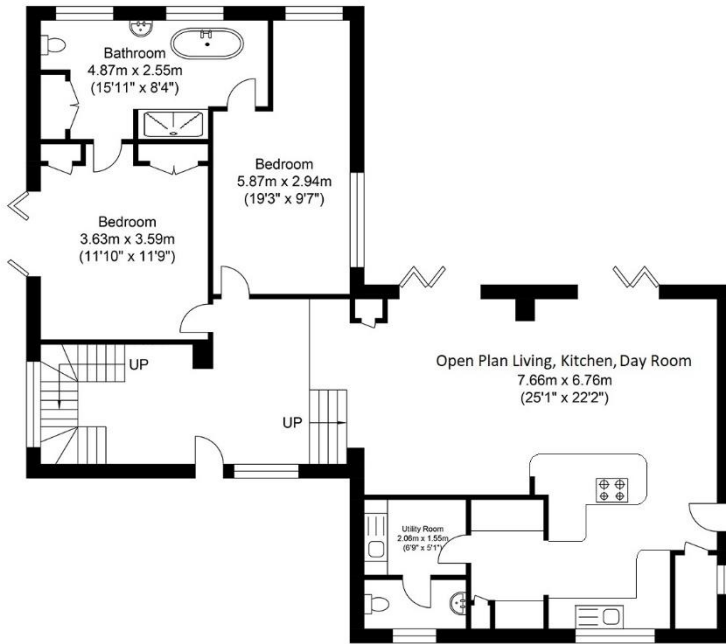


Enquiries...

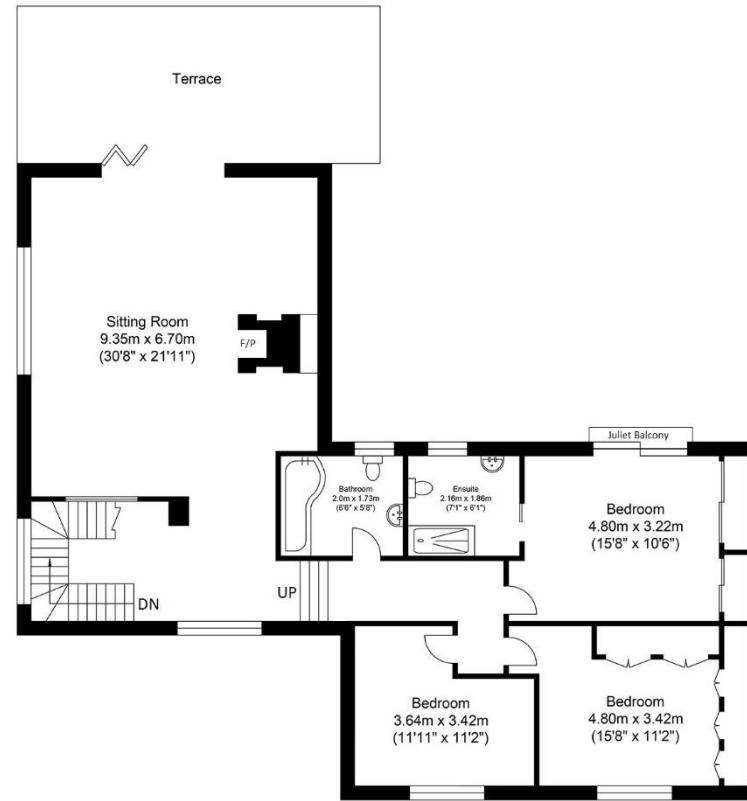
For further enquiries or to arrange an appointment to view, please contact our Lewes office on-

01273 407929 or

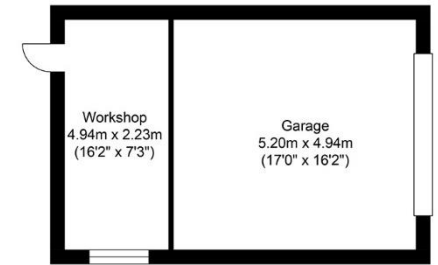
lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
1265.83 sq ft
(117.60 sq m)



First Floor
Approximate Floor Area
1300.49 sq ft
(120.82 sq m)



Outbuilding
Approximate Floor Area
400.41 sq ft
(37.20 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 238.42 sq m / 2566.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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